



February 6, 2019

Ref: 14400.00

Mr. Richard Seegal, Chair
Zoning Board of Appeals
Town of Wellesley
525 Washington Street
Wellesley, MA 02482

Re: Supplemental Transportation Peer Review Commentary
Proposed Residential Development
680 Worcester Street
Wellesley, Massachusetts

Dear Mr. Seegal and members of the Zoning Board of Appeals:

VHB/Vanasse Hangen Brustlin, Inc. (VHB) has performed a supplemental technical 'peer' review of the revised civil site plans for the proposed residential development to be located at 680 Worcester Street (Route 9) in Wellesley, Massachusetts. The project known as the "Proposal Residential Development" as proposed is a development of 20 apartment units being serviced by 37 parking spaces on a site located off Worcester Road/Route 9 (the "Project"). As part of this review effort, VHB reviewed the following documents:

"#680 Worcester Street, Chapter 40B Comprehensive Permit, Wellesley MA Engineering Plan Set"; originally dated May 9, 2016, with a number of revisions. The most recent revision date is noted to be December 21, 2018 and prepared by Hayes Engineering, Inc.

"680 Worcester Road, Wellesley, MA Revised Architectural Plan Set"; dated January 28, 2019 prepared by Grazado Velleco Architects, Inc.

Noted Changes to the Site Plan

In reviewing the site plan from a transportation and circulation perspective, VHB noted a number of changes to the original plans reviewed as part of our October 26, 2018 and November 8, 2018 comment letters. While some of the prior comments issued by VHB have been addressed by these site plan changes, VHB offers the following comments on the revised plans.

- **Comment #1:** The revised plan set provides a dedicated parking space for a delivery vehicle located on the southwest corner (adjacent to the garbage storage area). The Applicant has provided a vehicle tracking plan showing how a WB-30 vehicle can maneuver into the site and

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partially into this space. *VHB requests that, to the extent possible, larger vehicles (including a WB-40) should also be presented as these are typical size box trucks used by moving services providing access to a residential apartment community.*

In addition to the comments stated above, there are a number of outstanding Site Plan comments from previous review memos that have not been addressed. These outstanding comments are provided below.

- The trash and recycling area has been located to the southwest corner of the site, replacing the originally laid out tandem parking spaces. *The Applicant should provide a narrative of how trash and recycling will be accessed, especially on pick-up days, with vehicles parked directly in front of it. Similarly, given the limited area to maneuver in, the Applicant should provide a Vehicle Tracking© (or similar) turning radius assessment illustrating how the garbage collection vehicle would access the collection area.*
- The revised plan identifies additional snow storage locations, while removing the proposed snow storage within parking spaces. *VHB is comfortable with the proposed locations, and do not expect snow storage to interfere with parking or circulation within the site. We note that the comments regarding the maintenance of clear sight lines at the driveways should be considered in thinking about the long-term nature of snow storage at the site. Should snow storage limit sight lines, provisions for clearing and/or removal of excess snow from the site should be considered.*
- The Applicant should present a move-in management plan so that multiple trucks (regardless of size) don't arrive at the site at the same time.
- A narrative as to how the Applicant intends to stage the construction of the facility on Worcester Street with no on-street parking should be considered. Given the limited available roadways surrounding the site, staging of equipment and employees will be challenging. Where will the contractors park and where/how will deliveries be made as the site without disrupting the overall flow of traffic along Worcester Street would be helpful to understand.
- Lastly, we remind the Board that because the development is located on Worcester Road (Route 9), which is State Highway, the applicant will be required to submit to MassDOT for an application for permit to access state highway. This application will focus on the physical driveway connection to Route 9. Any changes to the plan resulting from that process should be communicated back to the Town/ZBA for consideration of any site plan impacts.

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Please call if you have any questions or require additional information on any of the comments noted above. I will be available at the next Zoning Board of Appeals hearing on February 13, 2019 to discuss in greater detail these findings, if needed.

Sincerely,

Vanasse Hangen Brustlin, Inc.

A handwritten signature in blue ink, appearing to read "Robert L. Nagi", with a long, sweeping horizontal line extending to the right.

Robert L Nagi, PE

Principal

cc: Michael Zehner, Town of Wellesley